



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Contract Change Orders for Civic Center Improvements (Phase II),
City Hall Remodel

MEETING DATE: February 7, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: This item is for information only. No action is required.

BACKGROUND INFORMATION: The attached summary of contract change orders for the Civic Center Improvements (Phase II), City Hall Remodel project is being given in accordance with the Contract Change Orders Policy adopted by Resolution No. 85-173. A copy of this policy is also attached. The change orders listed are those over an aggregate total of \$25,000, which under the change order policy must also be approved by the City Manager and shared with the City Council.

The summary shows the change order number, a very brief description of the work, the amount of the change order with additions and deductions in separate columns, and the total contract cost to date. More detailed descriptions of the change orders are available in the Public Works office. Because of the nature of the project, many of these change orders are very small but are processed individually to account for every change.

The original contract was \$1,853,310. The total cost of all change orders to date is \$70,394, or approximately 3.8% of the contract. An update of this summary will be submitted to the Council as additional change orders are approved on this project.

FUNDING: There are sufficient funds budgeted in the Civic Center Improvement (Phase II), City Hall Remodel account to cover these change orders.


Jack L. Ronsko
Public Works Director

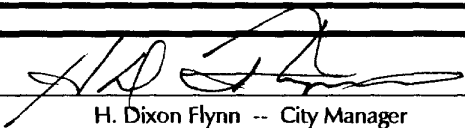
Prepared by Sharon Blaufus, Administrative Assistant

JLR/SB/lm

Attachments

cc: Building and Equipment Maintenance Superintendent
Contract Construction Inspector

APPROVED: _____


H. Dixon Flynn -- City Manager

SUMMARY OF CONTRACT CHANGE ORDERS				
CIVIC CENTER IMPROVEMENTS, PHASE II				
Change Order Number	Description	Add	Deduct	Total Contract
	ORIGINAL CONTRACT			\$1,853,310
1 - 17	MISCELLANEOUS ITEMS TOTALING < \$25,000	\$25,257	(\$829)	\$1,877,738
18	DEMOLISH BASEMENT COLUMN FOOTING	\$2,144		\$1,879,882
19	STEEL GIRDER STRAP BOLTS	\$112		\$1,879,994
20	STEEL STRAP AT BASEMENT JOISTS	\$195		\$1,880,189
21	ADDED HD8A ANCHORS	\$341		\$1,880,530
22	ADDED STUD WALL @ ROOM 314	\$389		\$1,880,919
23	NEW ROOF HATCH	\$681		\$1,881,600
24	TRUSS CORD REPAIR	\$236		\$1,881,836
25	2ND FLOOR FRAMING @ NE END	\$100		\$1,881,936
26	NAILERS AT EXISTING STEEL BEAM	\$1,168		\$1,883,104
27	STRAP 2ND FLOOR FRAMING	\$797		\$1,883,901
28	CASED OPENING @ ROOM 208	\$258		\$1,884,159
29	ADDED BEAMS TO ROOF TRUSS	\$1,855		\$1,886,014
30	3X4 STEEL ANGLE AT BASEMENT	\$1,112		\$1,887,126
31	STEEL WEB STIFFINERS @ 1ST FLOOR	\$563		\$1,887,689
32	ADDED DEMOLITION AT BASEMENT	\$5,470		\$1,893,159
33	EXTERIOR LIGHTS ON 2ND FLOOR	\$1,363		\$1,894,522
34	MECHICAL WELL WALL SUTCCO FINISH	\$685		\$1,895,207
35	HIP BEAM SUPPORT @ 4 LOCATIONS	\$1,138		\$1,896,345
36	ADDED WALL BLOCKING	\$617		\$1,896,962
37	EXTRA DEPTH FOR ELECT SERVICE TRENCH	\$1,002		\$1,897,964
38	ADDED PLYWOOD @ 2ND FLOOR BATHS	\$2,153		\$1,900,117
39	1ST FLOOR JOIST REPAIRS	\$834		\$1,900,951
40	MECH DUCT SHAFT STRUCTURAL CHANGE	\$6,050		\$1,907,001
41	ANCHOR STEEL BEAM- OFFICE 217	\$667		\$1,907,668
42	ADD PLYWOOD SOME LOCATIONS 1ST FLOOR TO MEET CODE	\$4,204		\$1,911,872
43	FURRED WALLS OFFICE 115	\$1,235		\$1,913,107
44	FRAMING 1ST FLOOR ELEVATOR ALCOVE	\$436		\$1,913,543
45	DEMOLITION OF BASEMENT WALLS	\$4,402		\$1,917,945
46	EXIST 8" LINE AT MECHICAL WELL	\$291		\$1,918,236
47	STRUCTURAL FRAMING CLIPS/STRAPSS	\$452		\$1,918,688
48	HANGERS/CLIPS AT 1ST FLOORPOSTS	\$254		\$1,918,942
49	1ST FLOOR FLOOR JOIST REPAIR	\$268		\$1,919,210
50	CONCRETE WALL HEADER DETAIL	\$148		\$1,919,358
51	SHEET METAL @ PERIMETER WALLS IN RETURN AIR PLENUM	\$1,190		\$1,920,548
52	MECHICAL WELL WALL PREP WHERE FOOTING DEMO	\$689		\$1,921,237
53	NEW PAPER TOWEL DISPENSER	\$228		\$1,921,465
54	SIDE LIGHT AT DOOR 18	\$281		\$1,921,746
55	ADDED WALL INSULATION	\$602		\$1,922,348
56	REVISE BASEMENT HALL CEILING	\$70		\$1,922,418
57	DEMOLITION OF EXISTING BLOCKING	\$2,336		\$1,924,754
58	DELETE ASPHALT SEAL COAT		(\$1,050)	\$1,923,704
	Totals	\$72,273	(\$1,879)	\$1,923,704



CITY OF LODI

PUBLIC WORKS DEPARTMENT

POLICIES AND PROCEDURES

ADMINISTRATION - 4.1

CONTRACT CHANGE ORDERS

Rev. 7/13/90

PURPOSE

To establish formal policy and procedures to govern contract change orders.

POLICY

Definition

As used in this policy, a change order shall mean a written order to change the amount of work to be done on a formal contract awarded by the City Council which is anticipated to result in an increase or decrease in contract price. Change orders may not increase or change the scope of the project specified in the contract plans and specifications approved by the City Council.

Department Head Authority

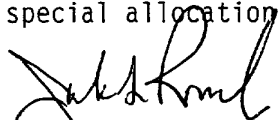
The responsible Department Head shall be authorized to approve and issue individual change orders to increase the contract price up to \$5,000 or 10% of the formal contract, whichever is larger. The aggregate total of all change orders to each contract may not exceed \$25,000.

Authority of the City Manager

The City Manager may authorize change orders in excess of 10% of the formal contract or in excess of \$25,000 to avoid extraordinary delay of work or to protect the safety of human life and the environment at or near the work site. The City Manager shall report the change orders and the amounts to the City Council at its next regular meeting.

PROCEDURE

Written change orders shall be submitted to the Finance Department to be added to the construction contract and encumbered against the specific appropriation prior to payment to the contractor. In the event unencumbered funds are not available, a special allocation must be processed to increase the applicable appropriation.


Jack L. Ronsko
Public Works Director

Approved by City Council 12/4/85
Resolution No. 85-173